



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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Proposal Name: Sambica Activity Center Rezone

Proposal Address: 4114 W Lake Sammamish Pkwy

Proposal Description: Request for a site-specific rezone of the 7.62 acre Sambica Activity Center. The site is currently zoned Neighborhood Business District (NB), Multi-Family Residential (R-20), and Single-Family Residential (R-5). The proposal would rezone the entire Sambica Activity Center property to the Camp and Conference Center (CCC) zoning designation. The Comprehensive Plan designation for the site is Camp and Conference Center (CCC) and the proposed rezone is consistent with this Comprehensive Plan designation.

File Number: 19-106704-LQ

Applicant: Ryan Gilbert, Sambica

Decision: Process III Rezone

Planner: Peter Rosen

State Environmental Policy Act (SEPA): Current proposal is within same scope as the previously approved Comprehensive Plan Amendment (CPA) and is relying upon the final SEPA threshold DNS issued on October 30, 2008, consistent with WAC 197-11-600(4)(a)

Director's Recommendation: **Approval**

A handwritten signature in black ink, appearing to read "E. Stead", written over a horizontal line.

Elizabeth Stead, Land Use Director  
Development Services Department

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Notice of Application: March 28, 2019  
Notice of Recommendation: June 6, 2019  
Public Hearing Date: June 20, 2019

For information on how to participate in a public hearing, visit the City Hearing Examiner's office webpage at: <https://bellevuewa.gov/city-government/departments/city-clerks-office/hearing-examiners-Office> or call 425-452-6934

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### Attachments:

1. Ordinance No. 5859 - Comprehensive Plan Amendment changing the Comprehensive Plan land use designation to Camp and Conference Center (CCC)
2. Ordinance 6190 - Land Use Code Amendment to create a new Camp and Conference Center (CCC) zone
3. SEPA Determination for Comprehensive Plan Amendment

## **I. REQUEST, BACKGROUND, AND PROCESS**

### **A. Request**

The applicant is requesting to rezone the 7.62-acre Sambica Activity Center property. The Sambica Activity Center is comprised of several parcels with different zoning designations; the site is currently zoned Neighborhood Business District (NB), Multi-Family Residential (R-20), and Single-Family Residential (R-5). See Figure 2 below, Existing Zoning. The proposal is to rezone all the parcels to one consistent zoning designation, to the Camp and Conference Center (CCC) zoning designation.

### **B. Background**

A Comprehensive Plan Amendment was approved by the City Council on February 17, 2009 (Ordinance No. 5859), changing the Comprehensive Plan land use designation to Camp and Conference Center (CCC). See Attachment 1.

The Bellevue Land Use Code was amended to create a new Camp and Conference Center (CCC) zoning designation, approved by the City Council on November 3, 2014 (Ordinance 6190). See Attachment 2.

The rezone is proposed for consistency with the adopted Camp and Conference Center (CCC) Comprehensive Plan designation and to enable the Sambica Activity Center to develop and improve their facilities consistent with standards of the new Camp and Conference Center (CCC) zoning designation.

The Sambica Activity Center has submitted applications for a Master Development Plan (19-106707-LP) and Design Review (19-106708-LD) for future improvements, pending approval of the proposed rezone.

### **C. Review Process**

#### **Rezone**

Rezoning is subject to a Process III review procedure (Land Use Code 20.35.300) that requires a quasi-judicial decision made by the City Council. The Director makes a recommendation to the Hearing Examiner for approval, approval with conditions, or denial based on the applicable Land Use Code decision criteria. This Staff Report contains the Director's recommendation to the Hearing Examiner concerning this rezone proposal and the compliance with rezone decision criteria is discussed in Section VII of this report.

The Hearing Examiner holds a public hearing and takes testimony from the public on the proposal. Following the public hearing, the Hearing Examiner recommends to the City Council approval, approval with conditions, or denial based on whether the proposal complies with the applicable decision criteria by a preponderance of the evidence. The City Council will then make a final decision based on the record established by the Hearing Examiner.

## II. SITE DESCRIPTION, CONTEXT AND ZONING

### A. Site Description

The Sambica Activity Center is comprised of multiple, separate parcels and totals 7.62 acres. The site is located within the Newcastle subarea of the Comprehensive Plan.

The Sambica Activity Center is a summer camp and retreat center. The site contains 33 buildings/structures scattered within wooded and open areas. The site is divided by West Lake Sammamish Parkway SE, which runs east/west through the center of the camp. A pedestrian bridge over West Lake Sammamish Parkway SE connects the campus.

The facilities in the upper camp on the south side of Lake Sammamish Parkway SE includes lodging, a dining hall, mini-golf course and playfield. The lower camp contains the office, activities building, basketball court, indoor amphitheater, housing and access to the lake. See Figure 1 below for existing improvements/facilities on the Sambica Activity Center site.

**Figure 1 – Sambica Activity Center – Existing Facilities**



A separately-owned parcel adjacent to Lake Sammamish provides beach access to the Sambica Activity Center. The parcel is owned by the Strandvik Association and Sambica owns voting shares in the Association. The beach access parcel is jointly used for water-based recreational activities as well as Sambica camp and conference center activities. The Strandvik Association did not join the application for the Comprehensive Plan Amendment and the waterfront parcel is not included in the proposed rezone.

## B. Zoning and Land Use

The Sambica Activity Center is comprised of several parcels, currently with different zoning designations, including: Neighborhood Business District (NB), Multi-Family Residential (R-20), and Single-Family Residential (R-5).

Figure 2 – Existing Zoning Map

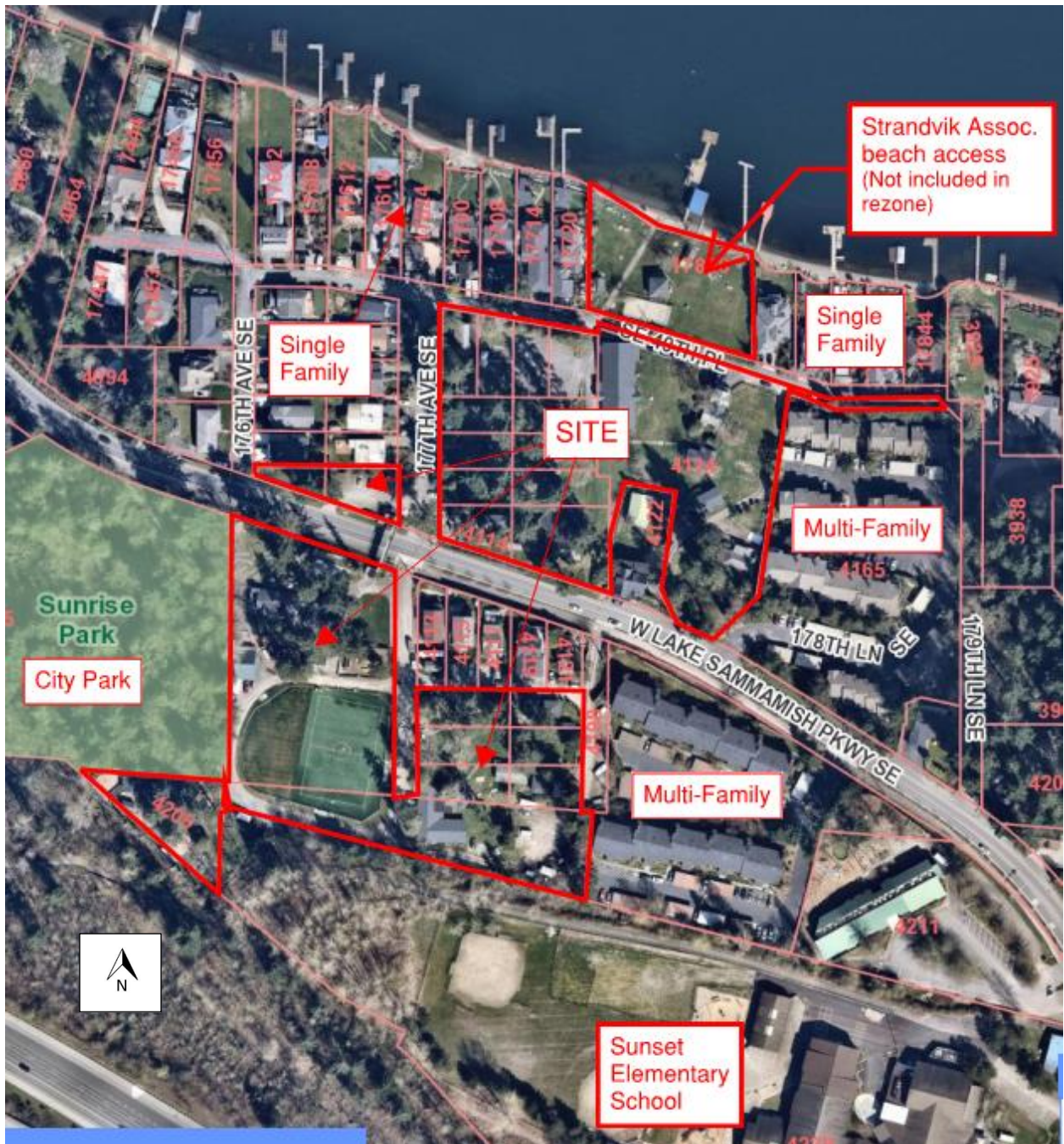




Surrounding zoning and land uses are:

- North: R-5 – Single family residential, Strandvik Association beach access parcel (not included in rezone application)
- South: R-5 – Sunset Elementary School
- West: R-5 – Sunrise Park (City park), Single family residential
- East: R-20 - Multi-family Development

**Figure 3 – Surrounding Land Uses**



As shown on Figures 2 and 3, there is single-family residential zoning (R-5) and existing single family residential development that is separate from Sambica ownership and embedded between the parcels comprising the Sambica Activity Center and directly adjacent to Sambica and the proposed Camp and Conference Center (CCC) zoning.

Comprehensive Plan:

The Comprehensive Plan land use designation for the entire Sambica Activity Center property is Camp and Conference Center (CCC), which was adopted by the City Council on February 17, 2009 (Ordinance No. 5859).

The Comprehensive Plan amendment also included policy amendments to the Newcastle Subarea Plan to support a master site plan process and redevelopment of Sambica.

The Planning Commission held public meetings and a public hearing on the Comprehensive Plan Amendment was held November 19, 2008. The Planning Commission recommended approval to the City Council.

### **III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS**

The proposed rezone of the Sambica Activity Center matches the boundaries of the Comprehensive Plan Amendment, which established the Camp and Conference Center (CCC) Comprehensive Plan land use designation on the site.

The Bellevue Land Use Code was amended to create a new Camp and Conference Center (CCC) zoning designation. The City Council approved the land use code amendment on November 3, 2014 (Ordinance 6190).

*Per LUC 20.10.397 Camp and Conference Center (CCC):*

*A Camp and Conference Center provides areas for a unified mix of group day or residence camps and professional, educational, or religious meetings, conferences, seminars, and retreats and their associated facilities and activities. These are used primarily by organizations and schools and the families and individuals they enroll. The purpose of the designation is to maintain the compatibility of this unique mix of uses with surrounding neighborhoods by limiting the overall intensity of the site, and protect lower intensity uses from the effects of higher intensity uses.*

The CCC zone was established to support a master site planning process for redevelopment of the Sambica Activity Center. The new CCC zone will support improvements to the summer camp and retreat center that are not clearly addressed under the existing residential and commercial (Neighborhood Business) zoning standards; to assure more predictability and stability for the future development of the Sambica Activity Center while also maintaining compatibility with the surrounding neighborhood.

The CCC zone requires approval of a Master Development Plan and Design Review approval for any proposed development, except for freestanding structures used for religious purposes that would be reviewed under the Conditional Use Review process. The Sambica Activity Center has submitted applications, as required by the Land Use

Code, for a Master Development Plan (19-106707-LP) and Design Review (19-106708-LD) for future improvements, pending approval of the proposed rezone.

#### IV. TECHNICAL REVIEW

##### A. Utility Department

###### Water:

There is sufficient capacity within the existing water system at this time to serve limited additional development within the rezone. Utilities staff estimates that the existing water system can accommodate an additional 20% of increased floor area within the rezone area. Development beyond that initial 20% and up to the full build-out of the re-zone area will likely necessitate increasing the off-site reservoir capacity by approximately 750,000 gallons. The required water improvements would be designed and constructed by the City of Bellevue through the Utilities Capital Improvement Program, or by future development if the development proposals are beyond the initial 20% build-out. Future development would only be allowed after these water improvements are completed. The pro-rata share of the respective Capital Improvement Projects would be paid for by the developer as utility connection charges at the time of permit application for connection to the improvement, or entirely by the developer if the developer builds the improvements themselves.

Transmission capacity and local distribution capacity should be adequate.

Future project/development related impacts would be mitigated at that time.

###### Sewer:

There is sufficient capacity within the existing sewer system at this time to serve limited additional development within the rezone. Utilities staff estimates that the existing sewer system can accommodate an additional 20% of increased floor area within the rezone area. Development beyond that initial 20% and up to the full build-out of the re-zone area will likely necessitate replacing 1,000+ feet of sewer main line on private property. The last 300 feet of which is on lakefront property. The required sewer improvements would be designed and constructed by the City of Bellevue through the Utilities Capital Improvement Program, or by future development if the development proposals are beyond the initial 20% build-out. Future development would only be allowed after these waste water improvements are completed. The pro-rata share of the respective Capital Improvement Projects would be paid for by the developer as utility connection charges at the time of permit application for connection to the improvement, or entirely by the developer if the developer builds the improvements themselves.

Future project/development related impacts would be mitigated at that time.

###### Drainage:

No impacts from the rezone are expected. Future project/development related impacts would be mitigated at that time.



## **B. Transportation Department**

The applicant is proposing to rezone a 7.62 acre property from multiple zoning designations to the Camp and Conference Center designation. The property is bisected by West Lake Sammamish Parkway, and there is an existing above grade pedestrian crossing between the north and south areas of the site.

The specific transportation impacts of the rezone will depend on any future development proposal because this designation could be implemented in a variety of ways. The transportation review of any development proposal will include an analysis of the proposed use for vehicle access and pedestrian access to both parts of the site. No mitigation is required for the rezone; however, mitigation may be required at the time of development approval.

## **V. STATE ENVIRONMENTAL POLICY ACT**

A non-project SEPA Determination of Non-Significance (DNS) was previously issued for the Comprehensive Plan Amendment (CPA) on the site; File # 08-103705-AC issued on October 30, 2008. The current rezone proposal is the same proposal as was previously evaluated; there is no new information, regulatory changes, or changes to the proposal that would necessitate additional review of potential environmental impacts. Therefore, the SEPA determination for the CPA is being adopted consistent with WAC 197-11-600(4)(a). A copy of the prior SEPA documentation is attached, see Attachment 3. A project-level environmental review will be completed for review of development applications on the site.

## **VI. PUBLIC NOTICE AND COMMENT**

Application Date:	February 25, 2019
Notice of Application:	March 28, 2019
Public Notice Sign:	March 28, 2019
Minimum Comment Period:	April 11, 2019
Public Meeting:	April 8, 2019

The rezone application was noticed on March 28, 2019; published in the City of Bellevue's Weekly Permit Bulletin and mailed to taxpayers and occupants within 500 feet of the project site. Two (2) two-sided Public Information Signs were installed on each side of Lake Sammamish Parkway SE along the site frontage. The Notice of Application included notice of a Public Meeting which was held on April 8, 2019 at the Sambica Activity Center. Two neighboring residents, in addition to the applicant team, attended the public meeting. The two attending residents supported the rezone and redevelopment plans for the Sambica Activity Center. No written comments have been received.

## VII. DECISION CRITERIA

### **Rezone Decision Criteria - LUC 20.30A.140**

The City may approve, or approve with modifications, an application for a rezone of property if: if the following decision criteria listed in LUC Section 20.30A.140 can be met:

#### **A. The rezone is consistent with the Comprehensive Plan:**

Finding: The rezone is proposed for consistency with the adopted Camp and Conference Center (CCC) Comprehensive Plan designation. The rezone is necessary so the Sambica Activity Center can develop and improve their facilities consistent with standards of the new Camp and Conference Center (CCC) zoning designation.

The proposed rezone is consistent with Comprehensive Plan guidance policies in the Citywide Focus section of the Land Use Element for redevelopment and in the Residential/Neighborhood Areas section of the Land Use Element for Creating a Sense of Place:

- **POLICY LU-9.** *Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.*
- **POLICY LU-11.** *Encourage the master planning of large developments which emphasize aesthetics and community compatibility. Include circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.*
- **POLICY LU-13.** *Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.*
- **POLICY LU-22.** *Protect residential areas from the impacts of non-residential uses of a scale not appropriate to the neighborhood.*

Newcastle Subarea Plan policies were amended with adoption of the new CCC land use designation. The proposed rezone is consistent with the following policies in the Newcastle Subarea Plan:

- **POLICY S-NC-10.** *Encourage a land use pattern throughout the Subarea which accommodates future growth, ensures efficient use of facilities and services, protects existing neighborhoods, encourages historic community uses to continue, and provides the opportunity for an adequate amount of retail and professional services to meet local needs.*
- **POLICY S-NC-10a.** *Support a master site planning process for redevelopment of the Sambica CCC-designated parcels. A master site plan will limit the overall intensity of the site to a predominantly non-commercial character consistent with the CCC designation and achieve an integrated site design with transition and performance standards that protect lower intensity uses from the effects of higher intensity uses. A master site plan should address standards of building height and location, landscape*

*buffers, impervious surface ratios, combined trip generation, limited signage size, and parking.*

- **POLICY S-NC-10b.** *Encourage the use of development review tools for Sambica that distinguish the mix of land uses proposed for Sambica redevelopment to assure the predominant non-commercial character of the camp and conference center, provide predictability in development processes, and maintain compatibility with the surrounding neighborhood.*

Finding: The proposed rezone is consistent with Comprehensive Plan guidance policies, Land Use Element policies and with policies in the Newcastle Subarea Plan

**B. The rezone bears a substantial relation to the public health, safety, or welfare.**

Finding: The proposed rezone would allow for future development and improvements consistent with the Camp and Conference Center (CCC) zoning designation. This would allow for improvements and replacement of outdated building structures that would meet the current codes to ensure public health, safety and welfare.

**C. The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property.**

Finding: The rezone is warranted to achieve consistency with the Camp and Conference Center (CCC) Comprehensive Plan land use designation and Newcastle Subarea Plan policies. The proposed rezone would align existing uses and future redevelopment to an appropriate zoning designation (Camp and Conference Center CCC), which would allow for reasonable development and improvements on the Sambica Activity Center site.

**D. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property.**

Finding: The purpose statement of the Camp and Conference Center (CCC) zoning designation is *to maintain the compatibility of this unique mix of uses with surrounding neighborhoods by limiting the overall intensity of the site, and protect lower intensity uses from the effects of higher intensity uses* (LUC 20.10.397).

The CCC code standards require a Master Development Plan (MDP) and Design Review to assure the predominant non-commercial character of the camp and conference center and to maintain compatibility with the surrounding neighborhood. Code standards require building setbacks from the exterior boundaries of the site and landscaping along interior property lines to ensure future development will not be materially detrimental to adjacent properties or to uses in the immediate vicinity of the subject property.

**E. The rezone has merit and value for the community as a whole.**

Finding: The Sambica Activity Center is a unique use in the community, providing a summer camp for 2,400 community youths and programming experiences for 4,000 guests throughout the school year. The current multiple zoning designations on the site conflict with existing uses and impede redevelopment and improvements. The rezone to the Camp and Conference Center (CCC) zoning designation would provide more predictability in future redevelopment of the site while also maintaining compatibility with the surrounding neighborhood. The proposed rezone has merit and value to the community by supporting the existing and future viability of the Sambica Activity Center.

**VIII. RECOMMENDATION**

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, SEPA and City Code & Standard compliance reviews, the Director does hereby **RECOMMEND APPROVAL WITH CONDITIONS** of the Sambica Activity Center rezone proposal.

**IX. CONDITION OF APPROVAL**

**1. Authority**

Approval of this rezone does not constitute an approval of any Land Use Entitlement review, or any other ancillary permits that may be required for the design and construction of any proposed development or improvements on the rezone site.

AUTHORITY: LUC 20.30A  
REVIEWER: Peter Rosen, Land Use

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5859

AN ORDINANCE relating to the Comprehensive Plan of the City of Bellevue, as required and adopted pursuant to the Growth Management Act of 1990, as amended (Chapter 36.70A RCW); adopting 2008 amendments to the Comprehensive Plan, known as the Sambica CPA, amending the Glossary and the Newcastle Subarea Plan; and establishing an effective date.

WHEREAS, on September 15, 2008, the City Council initiated the Sambica Comprehensive Plan Amendment ("CPA") to modify the Glossary and the Newcastle Subarea Plan; and

WHEREAS, the Planning Commission held a public hearing on November 19, 2008, with regard to the Sambica CPA; and

WHEREAS, the Planning Commission recommended that the City Council approve such proposed amendment; and

WHEREAS, the City Council has considered the Sambica CPA concurrently with the other 2008 Comprehensive Plan amendments; and

WHEREAS, the City Council finds that the Sambica CPA satisfies the decision criteria established in Part 20.30(I) of the Land Use Code; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW) and the City Environmental Procedures Code (Chapter 22.02 BMC); now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES  
HEREBY ORDAIN AS FOLLOWS:

Section 1. The Glossary of the City of Bellevue's Comprehensive Plan is hereby amended by the addition of a new definition as follows:

**Camp and Conference Center – (CCC)** – A land use designation that provides for a mix of group camp, conference, retreat, recreation, and functional use activities. These activities are primarily for use by organizations and schools and the families and individuals they enroll. The purpose of the designation is to maintain the compatibility of this unique mix of uses with the surrounding neighborhood by using site design standards through the Land Use Code that both limit the overall intensity of the site and protect lower intensity uses from the effects of higher intensity uses.



The CCC designation is predominantly non-commercial but may include small-scale, neighborhood business retail and service uses that are functionally related in nature and size to the property designated CCC and which do not exceed 5,000 square feet individually or 10,000 square feet in total.

Section 2. Policy S-NC-10 of the Newcastle Subarea Plan contained in the City of Bellevue's Comprehensive Plan is hereby amended as follows:

**POLICY S-NC-10.** Encourage a land use pattern throughout the Subarea which accommodates future growth, ensures efficient use of facilities and services, protects existing neighborhoods, encourages historic community uses to continue, and provides the opportunity for an adequate amount of retail and professional services to meet local needs.

Section 3. Policy S-NC-10a of the Newcastle Subarea Plan contained in the City of Bellevue's Comprehensive Plan is hereby amended as follows:

**POLICY S-NC-10a.** Support a master site planning process for redevelopment of the Sambica CCC-designated parcels. A master site plan will limit the overall intensity of the site to a predominantly non-commercial character consistent with the CCC designation and achieve an integrated site design with transition and performance standards that protect lower intensity uses from the effects of higher intensity uses. A master site plan should address standards of building height and location, landscape buffers, impervious surface ratios, combined trip generation, limited signage size, and parking.

Section 4. Policy S-NC-10b of the Newcastle Subarea Plan contained in the City of Bellevue's Comprehensive Plan is hereby amended as follows:

**POLICY S-NC-10b.** Encourage the use of development review tools for Sambica that distinguish the mix of land uses proposed for Sambica redevelopment to assure the predominant non-commercial character of the camp and conference center, provide predictability in development processes, and maintain compatibility with the surrounding neighborhood.

***Discussion:*** *The Sammamish Bible Camp—Sambica—was established along the shores of Lake Sammamish in 1919. It is historically valued by the surrounding community. As Sambica changes over time to maintain its functions and to provide relevant services to its users its buildings and structures will change too.*

*The current uses as of 2008 at Sambica include group camp facilities, conference and retreat facilities, day care, and outdoor and indoor recreation activities. Other uses that are part of Sambica include lodging*

*and dining, active recreation, administrative offices, staff housing, maintenance and storage, and a camp store.*

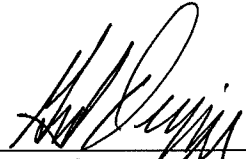
*The camp and conference center designation also allows for redevelopment which may include active recreation facilities including gymnasiums and pools. Redevelopment may also include small-scale, neighborhood business retail and service uses that are functionally related in nature and size to the property designated CCC and which do not exceed 5,000 square feet individually or 10,000 square feet in total.*

Section 5. The Newcastle Subarea Plan Map contained in the City of Bellevue's Comprehensive Plan is hereby amended as set forth in Attachment E1 and by this reference fully incorporated herein.

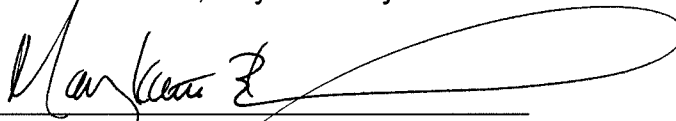
Section 6. This ordinance shall take effect and be in force five days after its passage and legal publication. This ordinance, the Newcastle Subarea Plan and map, and the city's Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

Passed by the City Council this 17<sup>th</sup> day of Feb, 2009, and signed in authentication of its passage this 17<sup>th</sup> day of Feb, 2009.

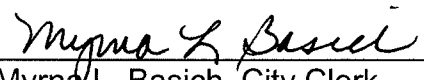
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Grant S. Degginger, Mayor

Approved as to form:  
Lori M. Riordan, City Attorney

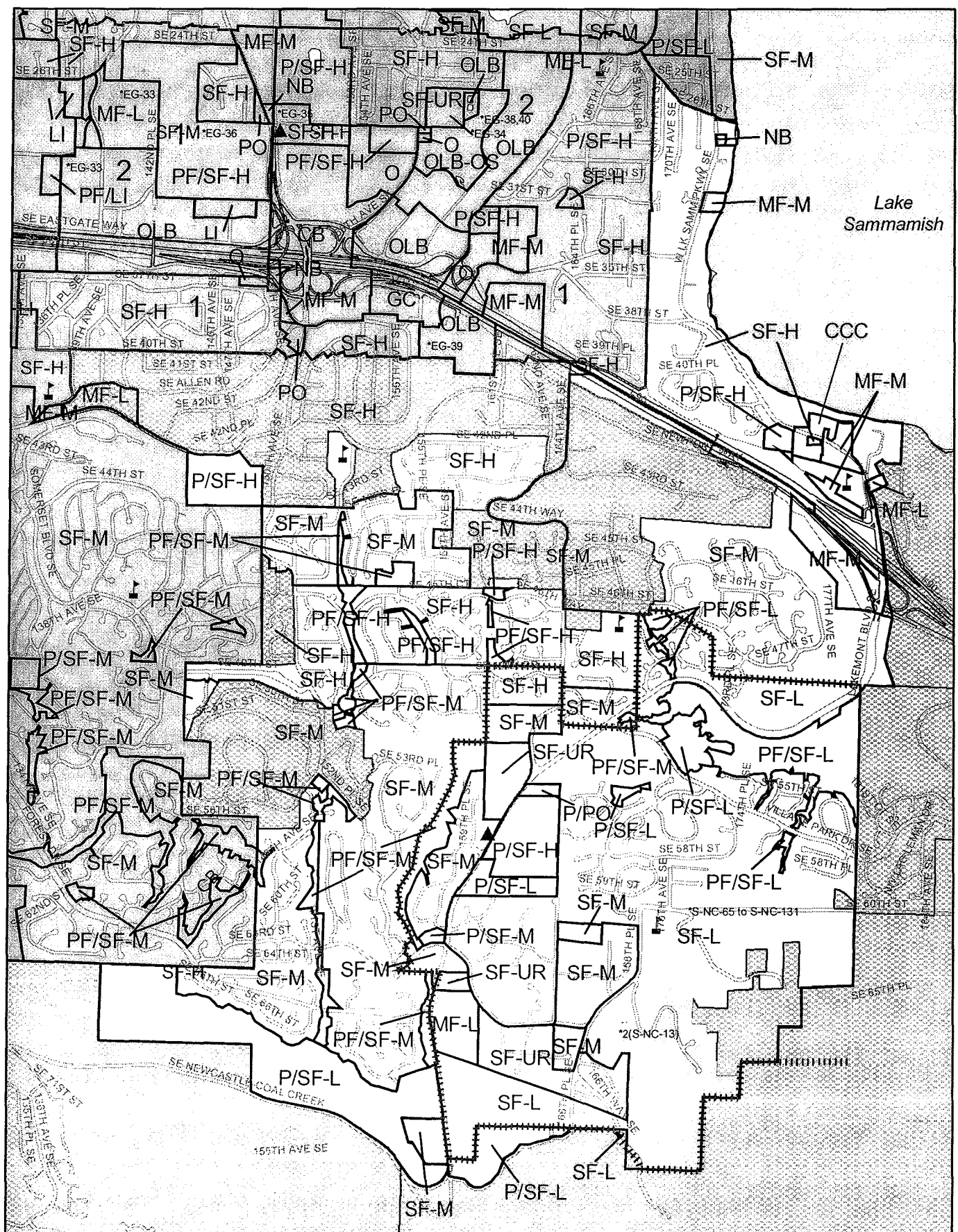
  
\_\_\_\_\_  
Mary Kate Berens, Deputy City Attorney

Attest:

  
\_\_\_\_\_  
Myrna L. Basich, City Clerk

Published: 2/20/09

**ATTACHMENT E**



*FIGURE S-NC.2*  
**Newcastle Land Use Plan**

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**ORIGINAL**

ATTACHMENT 2

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6190

AN ORDINANCE amending the Bellevue Land Use Code to create a new Part 20.25N – Camp and Conference Center - of the Bellevue Land Use Code (Title 20 BCC); and amending the following sections of the Land Use Code for consistency with the new Part 20.25N: LUC 20.10.020 – Establishment of land use districts, LUC 20.10.100 – District descriptions, Chapter 20.10 LUC – Land Use Districts, 20.10.440 – Land use charts, and LUC 20.25B.020.B – Transition Area Design District; providing for severability, and establishing an effective date.

WHEREAS, on February 17, 2009 the City Council of the City of Bellevue adopted Ordinance No. 5859 amending the Bellevue Comprehensive Plan to add a new definition of Camp and Conference Center (CCC); and

WHEREAS, Ordinance No. 5859 established new policies in the Newcastle Subarea Plan that support the establishment of a master site planning process for redevelopment of CCC-designated parcels and development review tools to assure the predominant non-commercial character of the camp and conference center, provide predictability in development process, and maintain compatibility with the surrounding neighborhood; and

WHEREAS, the proposed amendment will assure consistency between the aforementioned Comprehensive Plan policies and the Land Use Code by established a Camp and Conference Center land use district in the Land Use Code; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments on September 10, 2014 after providing legally required public notice; and

WHEREAS, the Planning Commission, after holding said public hearing, recommended that the City Council approve the proposed amendments; and

WHEREAS, the City Council finds that the proposed amendments meet the decision criteria of LUC 20.30J.135 and are consistent with the Comprehensive Plan, enhance the public health, safety and welfare, and are not contrary to the best interest of the citizens and property owners of the City of Bellevue, as more completely analyzed in the staff report for the amendment dated October 13, 2014; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW) and the City Environmental Procedures Code (Chapter 22.02 BCC); now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES  
ORDAIN AS FOLLOWS:

Section 1. A new Part 20.25N of the Bellevue Land Use Code is hereby adopted as follows:

**Part 20.25N Camp and Conference Center District**

**20.25N.010 Applicability**

- A. This Part 20.25N LUC, Camp and Conference Center (CCC) District, contains standards and guidelines that apply to development and activity within the CCC District.
- B. This Part 20.25N LUC is subject to Part 20.25H LUC - Critical Areas Overlay District.
- C. This Part 20.25N LUC is not subject to Part 20.25B LUC - Transition Area Design District.

**20.25N.020 Master Development Plan Review Required**

**A. Review Required**

A Master Development Plan (MDP) review under Part 20.30V LUC is the means by which the City shall ensure that site development in a CCC district is consistent with the Comprehensive Plan and the provisions of this Part 20.25N and meets all applicable site development standards and guidelines of the LUC. The applicant shall record the approved MDP with King County in accordance with LUC 20.30V.180, after CCC zoning is established for the site encompassed in the MDP. Per LUC 20.30V.140 the applicant may, but is not required to, request that the MDP constitute a Binding Site Plan pursuant to Chapter 58.17 RCW.

**B. Standards and Requirements**

All development within a single CCC site shall be governed by MDPs reviewed by the Director pursuant to Part 20.30V LUC.

**1. At a minimum, the MDP shall depict the following:**

- a. Existing conditions, including:



- i. The proposed continued use, maintenance, and/or remodeling of existing conditions, including uses and structures and their current locations, which are permitted in a CCC District.
  - ii. The proposed continuation of existing conditions, including uses and structures and their current locations, which are not permitted in a CCC District. The nonconforming provisions of LUC 20.20.560 and/or the Temporary Use provisions of Part 20.30M LUC apply to these existing conditions.
  - iii. The proposed discontinuation of existing conditions, including uses and structures and their current locations, and general timing, sequencing, or triggering of same.
- b. The proposed general location or placement of proposed uses, structures, facilities, and site features;
- c. A list of proposed principal and subordinate uses and their general locations;
- d. Conformance with the dimensional requirements of LUC 20.25N.050, based on the total area contained in the Master Development Plan;
2. Phasing. An MDP may show site development in geographically-defined phases per LUC 20.30V.130.
3. Modifications to an approved MDP or phased MDP shall be governed by LUC 20.30V.160, except modifications to existing conditions shall be governed by LUC 20.25N.020.B.1.a.ii.

#### **20.25N.030 Design Review Required**

Design Review pursuant to Part 20.30F LUC shall be required for any proposed development in a CCC District, except for freestanding structures proposed for religious activities which will be reviewed through the Conditional Use review process. Modifications or additions to an approved Design Review in a CCC District shall be governed by LUC 20.30F.175. The dimensional requirements, other development standards, and design guidelines of this Part 20.25N shall be ensured through the Design Review process.

**20.25N.040 Uses in the CCC District (1) (2) (5)**

Conference center for professional, educational, or religious meetings, seminars, or retreats	P
Structures, facilities, and activities including food preparation and eating, lodging for camp attendees, recreation facilities, and administrative and maintenance functions associated with the above permitted uses. (6)	P
Subordinate uses (3)	
Recreation uses associated with conference center for professional, educational, or religious meetings, seminars, or retreats - Indoor public assembly and camping sites (6)	S
Dwelling units for CCC staff	S
Miscellaneous retail trade: drug stores, camp stores, gift stores, jewelry, clothing, bookstores, newsstands, florist, photo supplies, video sales/rental and vendor carts, if located in a structure containing one of the above permitted uses. (7)	S
Childcare services	P
Religious activities (4)	C
Accessory parking (8)	P
Wireless communication facilities, including satellite dishes (9)	A/P
Utility facility	C
Local utility system	P
Regional utility system	C
Essential public facilities (10)	C
Transit facilities (11)	P
Highway and street right-of-way	P
Electrical Utility Facility (12)	A/C

P = Permitted Use

S = Permitted only as a subordinate use to the above-listed permitted use

C = Conditional Use (see Part 20.30B or 20.30C LUC)

A = Administrative Conditional Use (see Part 20.30E)

**Notes:**

- (1) Existing Conditions as defined in this Part 20.25N LUC are permitted subject to an approved MDP. See LUC 20.25N.020.B.1.a.

- (2) Uses must be included into a MDP approval pursuant to LUC 20.25N.020.
- (3) These uses are permitted only as a subordinate use to the above permitted uses. See LUC 20.20.840; Subsections C1 and C.3 do not apply in a CCC district. Subordinate uses shall be located on the same site or in the same structure as the permitted use in accordance with the approved MDP.
- (4) Freestanding structures proposed for Religious Activities permitted in a CCC do not require Design Review. Compliance with the approved MDP shall be assured through the Conditional Use permit process.
- (5) See LUC 20.25N.070 for Other Development Standards that apply to these uses.
- (6) Recreation uses exclude private health clubs, athletic clubs, outdoor public assembly, and hunting clubs, gun clubs or gun sports activities.
- (7) May not exceed 5,000 gross square feet individually or 10,000 gross square feet total within the boundary of a CCC. The lineal feet of commercial and retail uses along a street frontage are limited through the approval of a MDP.
- (8) Accessory parking is permitted to serve only the uses located within the CCC district pursuant to an approved MDP and requires approval through the review process required for the primary use which it serves.
- (9) Wireless communication facilities must meet the requirements of LUC 20.10.440 - Notes 14 and 21, Transportation and Utilities, and LUC 20.20.195. Administrative Conditional Use approval is required for freestanding monopole facilities and wireless facilities integrated into parking lot light poles and/or adjacent street poles (within the right-of-way) to the site. Building-mounted wireless facilities are permitted outright. Any ground-mounted equipment must be adequately screened per LUC 20.20.195. Satellite dishes are permitted outright.
- (10) Refer to LUC 20.20.350 for general requirements applicable to essential public facilities.
- (11) Transit facilities include transit stops and high-capacity transit stops.
- (12) Refer to LUC 20.10.440 - Note 22, Transportation and Utilities.

#### **LUC 20.25N.050 Dimensional requirements**

<b>Minimum Setback (1)</b>			<b>Maximum Impervious Surface (6)</b>	<b>Maximum Lot Coverage (6)</b>	<b>Building Height (2) (3) (4)</b>
<b>Front (5)</b>	<b>Rear</b>	<b>Side</b>			
20'	25'	20'	65%	40%	30'

#### **Notes:**

- (1) Setbacks shall be measured from the exterior boundaries of the entire area contained in the approved MDP.
- (2) Maximum building height in CCC districts is 30 feet measured from the average elevation of the existing grade around the building to the highest point of a flat

- roof, or 35 feet to the ridge of a pitched roof. Shoreline height is measured per LUC 20.25E.080.
- (3) Maximum building height of any individual building facade is 40 feet measured from the existing grade at the building wall to the ridge of a pitched roof or top of a flat roof.
  - (4) An increase in building height, including any building façade, of up to a maximum 55' (to a pitched or flat roof) is allowed for specific uses as identified in the Master Development Plan and the requirements noted below:
    - a. Such height increase is approved under both the Master Development Plan and Design Review for the structure; and
    - b. Rooftop mechanical equipment shall be subject to the height limitations in LUC 20.25B.040.A.1; and
    - c. The increase in height is necessary to accommodate uses or equipment functionally related to a permitted CCC use such as swimming pools, performing arts theatres, and gymnasiums; and
    - d. Any portion of the structure exceeding the maximum building height is stepped back from any property line a minimum distance of 50 feet unless a reduction is approved through the Master Development Plan process.
  - (5) The front yard setback for retail/service/commercial uses is 0'. These uses are subject to LUC 20.25N.080, Building Design Guidelines – Retail/Service/Commercial Uses.
  - (6) Maximum impervious surface and maximum lot coverage shall be based on the total site area contained in the approved MDP.

#### **20.25N.060 Landscape requirements**

<b>Perimeter (1)</b>	<b>Landscaping Requirement (2) (3) (4)</b>
Street Frontage	10' wide Type III landscaping
Interior Property Lines	10' wide Type III landscaping

#### **Notes:**

- (1) These requirements apply to the exterior boundaries of the entire area contained in the approved MDP.
- (2) The tree retention provisions of LUC 20.20.900 for subdivisions (30%) apply in the CCC district.
- (3) If a retail/service/commercial use is located at sidewalk with a 0' building setback then the landscaping requirement may be reduced to 0', per the approved MDP.
- (4) Existing vegetation may be used in lieu of the landscape requirement noted above.

The Director may approve alternative landscaping options in accordance with LUC 20.20.520.J.

## **20.25N.070 Other Development Standards**

### **A. Signage**

The provisions of BCC 22B.10.040 LUC—Office, research and development, and multifamily residential district signs—shall regulate signage proposed in CCC districts, EXCEPT:

1. Rooftop signs are prohibited.
2. Any building-mounted sign shall be located on the face of the building containing the main entrance to the building premises and the sign, if facing abutting residential property, shall be located more than 50 feet from the abutting residentially-zoned property line.
3. Signs in this district may be internally or externally illuminated. If externally illuminated, the illumination source shall be located, shaded, shielded, or directed so that it is not visible from a public street or adjoining residentially-zoned property. All sign illumination shall be turned off between the hours of 10:00 p.m. and 6:00 a.m.
4. Directional signs, as defined in BCC 22B.10.020, are permitted and are not included in the number of primary signs.
5. Incidental signs, as defined in BCC 22B.10.020, are permitted and are not included in the number of primary signs.

### **B. Trip generation measurement**

Land uses shall be defined as follows for measuring trip generation rates:

1. Proposed CCC principal land uses shall be calculated with a single trip generation rate which shall be based on Institute of Transportation Engineers' data, applicant information and other relevant material.
2. Proposed CCC subordinate land uses shall be calculated individually for purposes of determining a specific, separate trip generation rate. Each individual subordinate land use's trips shall be added to the CCC site's total trip volume. All proposed other land uses within a CCC shall be calculated individually for purposes of determining a specific, separate trip generation rate. Each individual other land use's trips shall be added to the CCC site's total trip generation volume.
3. Existing conditions land uses shall be assigned the appropriate land use (principal, subordinate, or other) for purposes of the CCC total trip generation rate.



### C. Parking

Parking shall be required through unspecified use parking analysis established by the Director through LUC 20.20.590.F.2. Such analysis shall individually identify the maximum number of parking stalls required for uses which are identified and permitted in the MDP. Shared use provisions may be considered.

### D. Noise

Uses in the CCC District are subject to the City of Bellevue Noise Control Code (Chapter 9.18 BCC). For the purpose of noise control, the CCC District shall be treated as a Residential land use district: Class A EDNA pursuant to BCC 9.18.025.

## **20.25N.080 Design guidelines**

In addition to the decision criteria in LUC 20.30F.145, the following guidelines apply:

### A. General Guidelines

Each structure and all proposed site development must comply with the approved MDP. If an application for Design Review [when required] contains elements inconsistent with the approved MDP, the Director may not approve the Design Review until the required MDP is amended to include those elements.

### B. Site Design Guidelines

1. Develop site improvements and amenities consistent with the phasing approved in an MDP;
2. Provide visual and functional connections between uses within the CCC District by incorporating areas of vegetation, outdoor spaces and pedestrian connections;
3. Consider surrounding vegetation, topography, street patterns, parking configuration and building massing in order to result in a compatible fit between proposed development and adjacent non-CCC residential development;
4. The largest CCC buildings with the largest bulk (size, height) shall be located to minimize impacts on adjacent residential uses. See Footnote (4)(d) under LUC 20.25N.050.

5. Maximize the retention of existing significant (see LUC 20.50.046 – Significant Tree) vegetation to soften visual impacts on adjacent residential areas.
6. Design vehicular access to the site so that traffic is not directed through an abutting residential district.
7. Minimize the visual impact of parking facilities by integrating parking facility structures and lots into the site, and by providing landscape screening where surface parking is located adjacent to residential uses or within setback areas.
8. Locate vehicle drop-off areas in close proximity to building entries.
9. Consider the following in designing outdoor spaces interior to the site:
  - a. Orientation. Orient to sunlight to the maximum extent feasible
  - b. Provide good physical and visual access from the interior space to sidewalks and walkways, so that the space is perceived as an extension of the sidewalk or walkway.
  - c. Ensure ready physical as well as visual access to the interior space, with special attention to elevation differences.
10. Innovative Techniques for Impervious Surface may be considered per LUC 20.20.460.G.

C. Building Design Guidelines – All Uses

1. Materials, finishes, and details should be complementary to each other and be consistent with the design intent of the MDP;
2. Locate service areas for trash dumpsters, loading docks and mechanical equipment away from public rights-of-way and residentially-zoned property where possible. Screen views of those elements if they cannot be located away from public frontages;
3. Incorporate weather protection and pedestrian amenities for transit facilities; and
4. Design rooftop mechanical equipment to be architecturally integrated with a building.

#### D. Building Design Guidelines – Retail/Service/Commercial Uses

In addition to the Building Design Guidelines in LUC 20.25N.080.C, buildings intended to house retail, service, or commercial uses shall comply with the following design guidelines:

1. Provide ground floor building elements that are accessible and comfortable to pedestrians through use of human-scale design elements, such as recessed entries, entrance canopies, planters, benches, variations in paving materials, and lighting features;
2. Consider weather protection in the site interior through use of sheltered walkways or sidewalks; and
3. Design entries to be clearly identifiable from public rights-of-way adjacent to the CCC District or from a pedestrian walkway connected to a public right-of-way.

Section 2. Section 20.10.020 of the Bellevue Land Use Code is hereby amended to add Camp and Conference Center (CCC) to the district designations, as follows:

#### **20.10.020 Establishment of land use districts.**

Land use districts in the City are hereby established as follows:

District	Designation
Camp and Conference Center	CCC

Section 3. Section 20.10.100 of the Bellevue Land Use Code is hereby amended to read:

#### **20.10.100 District descriptions.**

LUC 20.10.180 through 20.10.397 describe the purpose and scope of the City's land use districts. These sections may be used to guide the interpretation of the regulations associated with each district.

Section 4. Chapter 20.10 of the Bellevue Land Use Code is hereby amended to add the following section:

#### **20.10.397 Camp and Conference Center (CCC)**

A camp and conference center (CCC) provides areas for a unified mix of group day or residence camps and professional, educational, or religious meetings, conferences, seminars, and retreats and their associated facilities and activities. These are used primarily by organizations and schools and the families and individuals they enroll.

The purpose of the designation is to maintain the compatibility of this unique mix of uses with surrounding neighborhoods by limiting the overall intensity of the site, and protect lower intensity uses from the effects of higher intensity uses.

Section 5. Section 20.10.440 of the Bellevue Land Use Code is hereby amended to add the following language below each land use chart:

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

Section 6. Section 20.25B.020.B of the Bellevue Land Use Code is hereby amended to add a new subparagraph 10, to read:

**20.25B.020.B Transition Area Design District – Limitations**

10. Development within the CCC Land Use District is not subject to Transition Area Design District requirements.

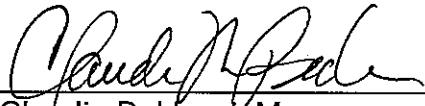
Section 7. Severability. Should any provision of this ordinance or its application to any person or circumstance be held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 8. This ordinance shall take effect and be in force five (5) days after adoption and legal publication.

**ORIGINAL**

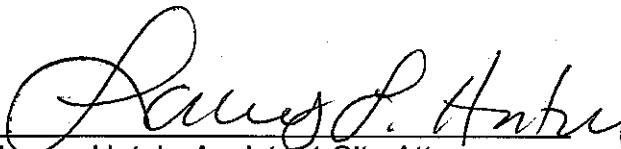
Passed by the City Council this 3rd day of November, 2014  
and signed in authentication of its passage this 3rd day of November,  
2014.

(SEAL)

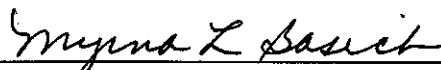
  
\_\_\_\_\_  
Claudia Balducci, Mayor

Approved as to form:

Lori M. Riordan, City Attorney

  
\_\_\_\_\_  
Lacey Hatch, Assistant City Attorney

Attest:

  
\_\_\_\_\_  
Myrna L. Basich, City Clerk

Published November 6, 2014.





DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
 ENVIRONMENTAL COORDINATOR  
 450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
 BELLEVUE, WA 98009-9012

### DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** City of Bellevue

**LOCATION OF PROPOSAL:** N/A

**DESCRIPTION OF PROPOSAL:** 2008 Annual Amendments to the Comprehensive Plan, including a Work Program and proposed amendments to the Bellevue Comprehensive Plan for purposes of RCW 36.70A.130, assuring that the Plan continues to comply with the requirements of the GMA and including consideration of emerging local and regional needs, changes to state and federal laws, Bellevue's progress towards meeting GMA Goals, and whether the Plan is internally consistent.

**FILE NUMBER(S):** 08-103705 AC Sambica; 08-109519 AC Coal Creek UGB; 08-123138 AC Ped/Bike Plan Update

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklists and information filed with the Land Use Division. This information is available to the public on request.

- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project), or if the DNS was procured by misrepresentation or lack of material disclosure.

This DNS is only appealable as part of the City's action on the amendment to the Land Use Code. In order to comply with requirements of SEPA and the State of Washington Growth Management Act for coordination of hearings, any appeal of the SEPA threshold determination herein will be considered by the Growth Management Hearings Board along with an appeal of the City Council's action. See LUC 20.35.250C.

*Michael R. Davis*  
 Environmental Coordinator

October 30, 2008

Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

State Department of Fish and Wildlife  
 U.S. Army Corps of Engineers  
 Attorney General

King County  
 Muckleshoot Indian Tribe





**City of Bellevue**  
**Department of Community Development**  
**State Environmental Policy Act Threshold Determination**

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**Proposal Name:** 2008 Annual Amendments to the Comprehensive Plan – Sambica Comprehensive Plan Amendment (CPA)

**Proposal Address:** Property owned by Sambica and generally addressed at 4114 West Lake Sammamish Parkway SE

**Proposal Description:** Comprehensive Plan text and map amendments:

- Amend the Glossary with a new definition for “Camp and Conference Center”
- Amend the Newcastle Subarea Map designation on multiple, same-owner parcels known as Sambica and generally located at 4114 West Lake Sammamish Parkway SE to a new designation of Camp and Conference Center (CCC) from SF-H (Single Family-High), NB (Neighborhood Business), and MF-M (Multifamily-Medium)
- Delete the Subarea Planning District “A” boundary and text references to it
- Amend Newcastle Subarea policies S-NC-10, S-NC-10a and S-NC-10b with new text articulating the intended uses and review processes for redevelopment of Sambica under a CCC designation

**File Number:** 08-103705 AC

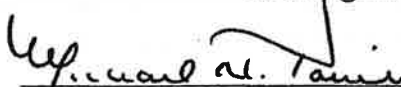
**Applicant:** Sambica

**Decisions Included:** SEPA Threshold Determination

**Planner:** Nicholas Matz AICP, 425 452-5371

**State Environmental Policy Act  
Threshold Determination:**

**Determination of Non-Significance (DNS)**

  
\_\_\_\_\_  
Michael Paine,  
Environmental Coordinator

**Bulletin Publication Date:** October 30, 2008

**Appeal Deadline:** An appeal shall be filed together with an appeal of the underlying Process IV action. The appeal shall be by petition to the Growth Management Hearings Board and shall be filed within the 60-day time period set forth in RCW 36.70A.290.

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864.

## **I. Proposal Description and Objectives**

This Comprehensive Plan Amendment (CPA) proposes to:

- Amend the Glossary with a new definition for "Camp and Conference Center"
- Amend the Newcastle Subarea Map designation on multiple, same-owner parcels known as Sambica and generally located at 4114 West Lake Sammamish Parkway SE to a new designation of Camp and Conference Center (CCC) from SF-H (Single Family-High), NB (Neighborhood Business), and MF-M (Multifamily-Medium)
- Delete the Subarea Planning District "A" boundary and text references to it
- Amend Newcastle Subarea policies S-NC-10, S-NC-10a and S-NC-10b with new text articulating the intended uses and review processes for redevelopment of Sambica under a CCC designation.

The city's objectives for the Sambica CPA are rooted in the interests and changed needs of the entire city to allow such historic uses anywhere in the city to continue into the future while maintaining compatibility with their surrounding community. These objectives include:

- Allow these historic uses to continue
- Maintain compatibility with the surrounding (usually residential) neighborhood
- Avoid Land Use Code changes that could result in unintended impacts to other parts of the city
- Avoid unexpected redevelopment of such sites with a new, different or more intense use based on the underlying zoning that is less compatible with the existing neighborhood and (where existing) critical areas environments such as shorelines.
- Assure predictability to the use and its surrounding community
- Create a Comprehensive Plan framework that supports subsequent LUC revisions and rezoning, and to enable master planning of these sites' redevelopment that addresses appropriate performance standards for the use and site.

## **II. Environmental Record**

The environmental review consisted of analysis based on the following documents included in the environmental record or incorporated by reference if so noted:

- Environmental checklist for the proposal dated January 31, 2008
- City of Bellevue Comprehensive Plan

## **III. Proposed Timing and Phasing**

The Bellevue Planning Commission is scheduled to hold public hearings on the amendments on November 19, 2008. The Bellevue City Council will likely act on the amendments in the first quarter of 2009.

Additional environmental review will be phased as outlined at WAC 197-11-060(5). Actual development will be subject to environmental review at the time a specific application for development is made.

#### **IV. Environmental Summary**

##### **Purpose and Need to Which the Proposal is Responding**

The purpose of these amendments is to address a long-term need to plan for more efficient use of property like Sambica's, and the implementation of facilities and uses necessary for the long-term stability and accomplishment of missions by these types of organizations. The problem, notes the application, is that current designations do not allow the range of uses currently on the property (many are nonconforming) or being considered for the future, and doesn't allow for the most appropriate locations of the uses due to the multiple property lines and arrangement of parcels.

This site is currently the Sambica camp and conference center. Existing uses include conference and meeting rooms, kitchen and short-term camp and conference stay facilities, camp and conference administrative staff offices and permanent staff housing, maintenance and storage, shorefront facilities shared with the Strandvik residential community and other indoor and outdoor recreational facilities. Other existing uses include summer youth camps and year around before- and after-school care facilities.

##### **Major Conclusions, Significant Areas of Controversy and Uncertainty**

We conclude that there are no single or cumulative impacts from such amendments because impacts are foreseen by the Plan and will not lead to actions inconsistent with other elements of the Plan or the GMA when related to functional plan or project implementation of such actions derived from these amendments.

The proposed CCC Glossary definition demonstrates a broader public benefit in identifying the implications of such a designation on other qualifying sites anywhere in the city. Such a benefit is consistent with the city's objectives for the Sambica CPA.

The camp and conference center designation is intended to recognize a unique set of uses on a single site not otherwise found in or allowed by the LUC and then frame it with regulatory master site planning and performance standards. On a citywide basis, the implication of such a designation is that it would allow these unique uses to be able to continue into the future while maintaining compatibility with their surrounding community by first going through the CPA process; avoid unexpected redevelopment with a new, different or more intense use that is less compatible with the neighborhood and environment but that might be potentially developed with the underlying, existing zoning classifications; and assure predictability in subsequent regulatory

implementation so that neighbors can see in advance what is happening.

Separate property within the Shoreline Management overlay district and owned by the Strandvik Association abuts the property solely owned by Sambica. The Strandvik Association property—Sambica's non-profit corporation owns voting shares in the Association—is jointly used for water-based recreational activities as well as some of the camp and conference center activities. The Strandvik Association did not join in the application for CPA.

It is likely, though, that some aspect of future camp and conference center development may include Shoreline Management areas. A state-mandated update to the Shoreline Management Program (SMP) is currently underway. Both the rezone and Land Use Code Amendments (LUCA) to address the performance requirements of a "camp, conference, and retreat center" that are specific to the shoreline areas should require Shoreline Management Program (SMP) amendment action after the update, currently scheduled for 2010, is complete.

### **Issues to be Resolved, Including Environmental Choices to be Made Between Alternative Courses of Action**

Recognizing the environmental impacts that might occur with proposed redevelopment, additional environmental analysis will be needed when a proposal is made for such development as regulated by the Land Use Code.

Alternatives to the proposal include leaving the existing Plan in its current state and using Land Use Code amendments to address Sambica issues; leaving the existing Plan in its current state and using existing Land Use Code non-conforming use and site provisions for buildout; and re-designate the property to a single residential designation under the Comprehensive Plan. The latter may create inconsistency between the Plan and zoning districts without subsequent rezoning action, itself subject to environmental review.

### **Environmental Impacts of the Proposal**

A cumulative impact analysis for the 2008 Annual Amendments to the Comprehensive Plan has been prepared and is attached.

Environmental Review of the attached non-project environmental checklists indicates no probability of significant adverse environmental impacts occurring as a result of the proposals. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The Environmental Checklist is available for review in the project file.

Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and related regulatory items correspond, no further documentation is necessary. For other adverse impacts which are less

than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

## **V. Conclusion and Determination**

For the proposal, environmental review indicates no probability of significant adverse environmental impacts. Therefore, issuance of a **Determination of Non-Significance** pursuant to WAC 197-11-355 and Bellevue City Code 22.02.034 is appropriate.

Other adverse impacts that are less than significant may be mitigated pursuant to Bellevue City Code 22.02.140, RCW 43.21C.060, and WAC 197-11-660.

## **VI. Mitigation Measures**

There are no recommended SEPA-based mitigating measures for this proposal. The lead agency has determined that the requirements for environmental analysis, protection and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. This agency will not require any additional mitigation measures under SEPA.



## ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

## BACKGROUND INFORMATION

Property Owner: Sammamish Bible Camp Association

Proponent: Mike McCurkle, Executive Director

Contact Person: Bill Stalzer

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: Stalzer and Associates, 603 Stuart Street, Suite 419, Seattle, WA 98101

Phone: (206) 264-1150

Proposal Title: Sambica

Proposal Location: 4114 West Lake Sammamish Parkway, SE

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: See attached response.
2. Acreage of site: 6.49 acres
3. Number of dwelling units/buildings to be demolished: NA
4. Number of dwelling units/buildings to be constructed: NA
5. Square footage of buildings to be demolished: NA
6. Square footage of buildings to be constructed: NA
7. Quantity of earth movement (in cubic yards): NA
8. Proposed land use: See attached response.
9. Design features, including building height, number of stories and proposed exterior materials: NA
10. Other

RECEIVED

JAN 31 2008

PERMIT PROCESSING